

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

October 15, 2008

Ms. Mary Kay Verdery
Talbot County Office of Planning and Zoning
28712 Glebe Road, Suite 2
Easton, Maryland 21601

**Re: White and Brink Ferry Bridge Subdivision & Line Revision
TM 24 P112**

Dear Ms. Verdery:

Thank you for providing information on the above-referenced lot line revision. The applicant proposes to revise the reservation of development rights area on an existing Tax Parcel (TP 112) and create a one lot subdivision. The parcel is 47.441 acres in size and is designated Resource Conservation Area. Total existing lot coverage within the Remaining Lands portion of Tax Parcel 112 is 26,429 square feet; no lot coverage currently exists on Lot 2. Total forest coverage onsite is 8.469 acres (17.85%).

Based on the information provided, we have the following comments on this proposed subdivision:

1. The statistics on the black-and-white site plan vary from the statistics on the aerial site plan, making it difficult for this office to provide full comments. In particular, the following statistics vary between each sheet:
 - a. The total area of Lot 2
 - b. Allowable Impervious Area, Lot 2
 - c. Total Area Parcel 112, Reserved Lands
 - d. Area in Lots
 - e. Area in Reservation of Development Rights
 - f. Area in Reserved Lands

In addition to differing statistics, it appears that the relocated reservation of development rights area and the proposed sewage disposal area differ in location on the site plan as well. Please have the applicant resubmit a site plan, providing consistent statistics and locations on each sheet.

2. Upon completion of this subdivision request, the applicant will have exhausted all development rights associated with this parcel.
3. The site plan states that Lot 1 exists and is 2.09 acres; however, Lot 1 cannot be identified on Tax Parcel 112, which is the subject of this line revision and subdivision request. A 'Lot 1' is marked for Tax Parcel 205. If this Lot 1 is associated with this line revision and subdivision request, please have the applicant provide full site statistics and lot coverage calculations for Lot 1, and please have the applicant provide total acreage for the both tax parcels.
4. The subdivision plat must contain information regarding existing and proposed lot coverage. Section 8, Ch. 119, 2008 Laws of Maryland at 765, contains provisions in regard to the lot coverage requirements of Natural Resources Article §8-1808.3 which may be applicable to this subdivision. Under these provisions, a development project whose initial application for development that satisfies all local requirements is filed by October 1, 2008 and whose development plan is approved (recorded) by July 1, 2010 may utilize Talbot County's approved impervious surface area limitations in effect prior to July 1, 2008 provided that:
 - a) The approved development plan remains valid in accordance with Talbot County's procedures and requirements; and
 - b) By July 1, 2010, the applicant prepares a detailed lot coverage plan drawn to scale and showing the amounts of impervious surface area, partially pervious area, and developed pervious surface area in the development project.In addition to (a) and (b) above, Section 8, Ch. 119, 2008 Laws of Maryland at 765 requires the lot coverage plan to be approved by Talbot County and implemented in accordance with the approved lot coverage plan. Should the applicant intend to develop this subdivision in accordance with the County's impervious surface area limitations, please indicate that intent and ensure that the applicant is aware of the requirements of Chapter 119 of the 2008 Laws of Maryland for proceeding as such.
5. The applicant is currently providing a 100-foot Buffer on the site plan. It is our understanding that the applicant submitted an application for subdivision prior to July 1, 2008. Please note that Ch. 119, 2008 Laws of Maryland at 765 contains provisions in regards to a new 200-foot Buffer which may be applicable to this subdivision. Under these provisions, a subdivision located in the RCA must provide a new 200-foot Buffer *unless* an application for subdivision was submitted before July 1, 2008 *and* is legally recorded by July 1, 2010. Should the applicant fail to have the subdivision plat recorded by the July 1, 2010 deadline, then a 200-foot Buffer will apply to this project. Please ensure that the applicant is aware of this requirement, as stated in Chapter 119 of the 2008 Laws of Maryland.

October 15, 2008

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6. The 100-foot and Expanded Buffer must be fully forested in 3-tier vegetation, as found in COMAR 27.01.09.01 and §190-93 of the Talbot County Code. Please add a note referencing this requirement to the plat.
7. Mitigation for any future forest clearing onsite shall be provided at a 1:1 ratio, provided it is less than 20% clearing.
8. Talbot soil maps reveal the location of an unclassified stream extending from the tidal wetlands on the northern side of the site. The 2008 changes to the Critical Area law amended the definition of a tributary stream to mean a "perennial or an intermittent stream within the Critical Area that has been identified by site inspection or in accordance with local program procedures approved by the Commission." As of July 1, 2008 all the requirements of the Critical Area law shall apply, and be applied, by a local jurisdiction. Therefore, unless and until the County amends its Critical Area Program to include other provisions for identifying streams and these procedures are approved by the Commission, site inspection is the only methodology provided under the law for the identification of streams.
9. Please have the applicant forward to this office a letter from the Department of Natural Resources Wildlife and Heritage Division (WHS) evaluating the property for any rare, threatened, or endangered species located onsite.
10. The site plan mentions that FIDS habitat exists onsite. Therefore, development restrictions will apply if construction is proposed for this area. If construction is proposed within the FIDS area, a FIDS Mitigation Analysis sheet must be submitted to this office for review and comment.
11. If construction is proposed within FIDS habitat, a Habitat Protection Plan must be submitted to this office for review and comment, as required in §190-93 E(8)(d) of the Talbot County code, prior to preliminary plat approval.
12. The proposed project is partially located in a waterfowl concentration area. Therefore, time of year restrictions for shoreline work will apply between November 15 and March 1.

Thank you for the opportunity to provide comments on this subdivision and lot line revision. If you have any questions, please call me at (410) 260-3483.

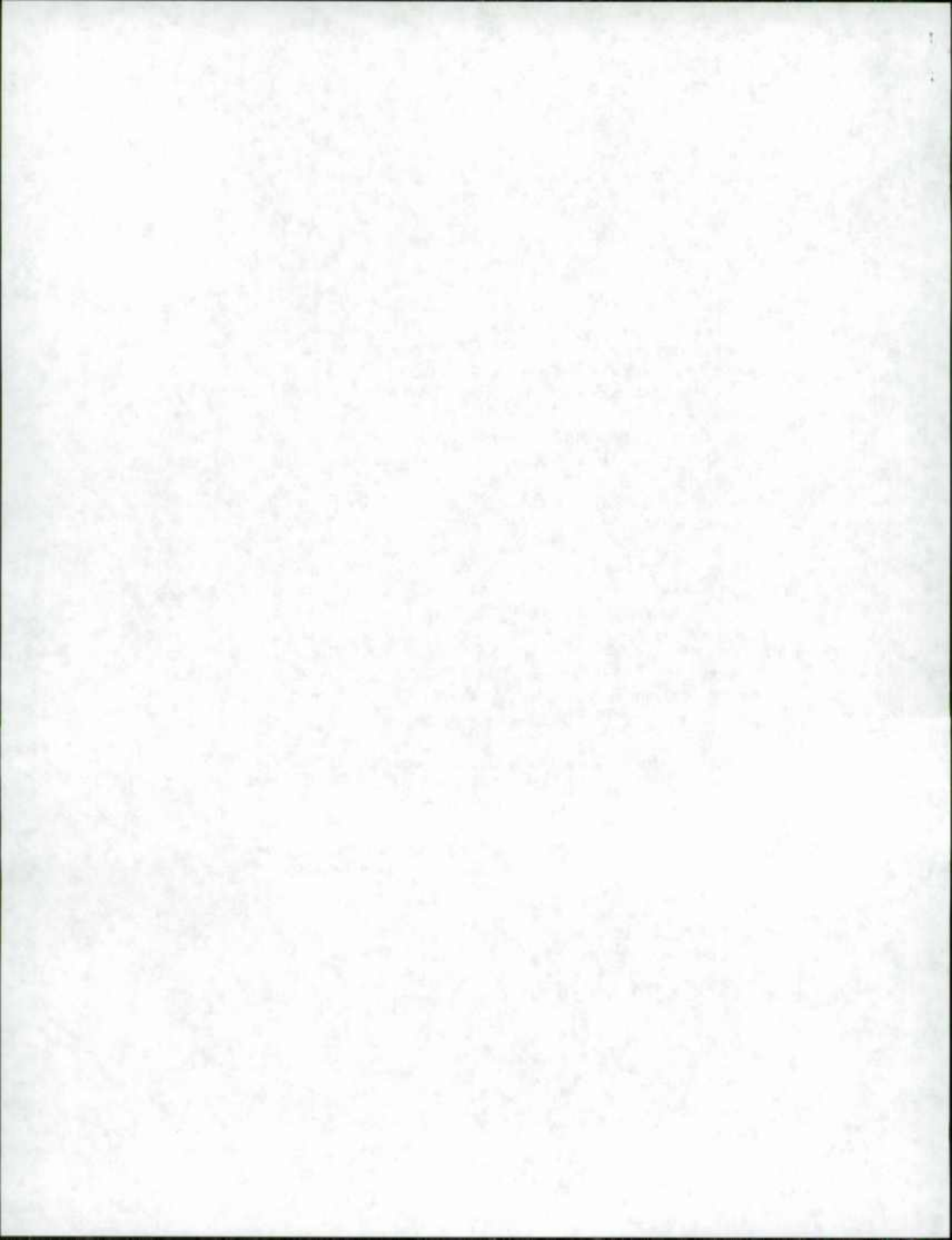
Sincerely,



Nick Kelly

Natural Resource Planner

cc: TC 521-08



OWNER: CLARISSA T. WHITE
MARGARET O.G. BRINK
27441 FERRY BRIDGE RD
EASTON, MD 21601
410-822-5326
DEED REFERENCE: 923/802
PLAT REFERENCE: 3/29EE

SURVEYOR: THOMAS D. LANE
LANE ENGINEERING, LLC.
117 BAY STREET
P.O. BOX 1767
EASTON, MARYLAND, 21601
(410)-822-8003

ZONING CLASSIFICATION: RC (RURAL CONSERVATION)
BUILDING RESTRICTION LINES:
MINIMUM LOT SIZE= 2 ACRES
FRONT= 50'
SIDE= 50'
REAR= 50'
MEAN HIGH WATER= 100'
TIDAL WETLANDS= 100'

THE LAND SHOWN HEREON IS IN FLOOD ZONES "AS" (EL 7) & "C" AND IS LOCATED WITHIN THE COASTAL FLOOD PLAIN AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR TALBOT COUNTY, MARYLAND COUNTY, MARYLAND. THEREFORE, MANDATORY FLOOD INSURANCE IS REQUIRED IN ACCORDANCE WITH THE PROVISIONS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WASHINGTON, D.C. SEE F.E.M.A. MAP NO. 240066 0024 A

FLOOD PLAIN LEGEND
A - 100 YR. FLOOD ZONE
B - 500 YR. FLOOD ZONE
C - AREA OF MINIMAL FLOODING

THE FLOOD ZONE FOR THE "AS" PORTION OF THE PROPERTY WOULD BE INUNDATED BY A FLOOD HAVING A ONE-PERCENT CHANCE OF OCCURRENCE IN ANY GIVEN YEAR. THEREFORE, ANY NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT ON THE PROPERTY IS SUBJECT TO FEDERAL, STATE, AND LOCAL REGULATIONS.

THE LAND SHOWN HEREON LIES ENTIRELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

SURVEYOR'S CERTIFICATE

THE PRESENT OWNERS OF THE LAND OF WHICH THIS REVISION AND SUBDIVISION ARE COMPRISED ARE CLARISSA T. WHITE AND MARGARET O.G. BRINK. THE OWNERS CONCUR WITH ALL NOTATIONS AND REPRESENTATIONS ON THIS PLAT WHICH IS PREPARED FOR AND WILL BE RECORDED AT THEIR REQUEST.

I, THOMAS D. LANE, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION AND SUBDIVISION OF THE LAND CONVEYED BY CLARISSA T. WHITE SUCCESSOR CO-TRUSTEES OF THE CLARISSA T.G. YOST REVOCABLE DEED OF TRUST DATED MAY 18, 1993 TO CLARISSA T. WHITE AND MARGARET O.G. BRINK, TRUSTEES OF THE FARM TRUST CREATED U/A CLARISSA T.G. YOST DATED MAY 18, 1993 BY DEED DATED FEBRUARY 17, 1999, AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 923, FOLIO 802; AND THAT ALL MONUMENTS ARE IN PLACE.

THOMAS D. LANE
PROPERTY LINE SURVEYOR NO. 340
117 BAY STREET
EASTON, MARYLAND 21601
(410) 822-8003

PROPERTY OWNER'S DECLARATION

THIS DEVELOPMENT MAY CONTAIN JURISDICTIONAL NONTIDAL WETLANDS WHICH HAVE NOT BEEN OFFICIALLY DELINEATED BY U.S. ARMY CORPS OF ENGINEERS. THE IDENTIFICATION AND/OR DELINEATION OF JURISDICTIONAL NONTIDAL WETLANDS SHOWN ON THIS APPLICATION IS BASED UPON THE FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS. AS THE APPLICANT OF THIS DEVELOPMENT PROJECT, I UNDERSTAND THAT THE FINAL AUTHORITY FOR ALL NONTIDAL WETLANDS DELINEATIONS ARE REGULATIONS FOR LANDS IN THE CRITICAL AREA RESTS WITH THE U.S. ARMY CORPS OF ENGINEERS. I ALSO UNDERSTAND THAT COUNTY APPROVAL OF THIS DEVELOPMENT PROJECT DOES NOT EXEMPT THIS PROJECT FROM OBTAINING PERMITS AND APPROVALS WHICH MAY BE REQUIRED BY THE U.S. ARMY CORPS OF ENGINEERS.

WE, CLARISSA T. WHITE AND MARGARET O.G. BRINK, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS REVISION AND SUBDIVISION.

CLARISSA T. WHITE
DATE _____
THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF 2008.
NOTARY

MARGARET O.G. BRINK
DATE _____
THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF 2008.
NOTARY

TALBOT COUNTY HEALTH DEPARTMENT

PARCEL 112 LOT 2, AS SHOWN HEREON, IS APPROVED FOR INDIVIDUAL WATER AND SEWERAGE SYSTEMS AND THEIR USE IS IN ACCORDANCE WITH TALBOT COUNTY COMPREHENSIVE WATER AND SEWER PLAN AND MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 26.04.03. THE HEALTH DEPARTMENT APPROVAL ON THE PLAT CERTIFIES THAT THE LOTS SHOWN HEREON ARE IN COMPLIANCE WITH THE PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE. THIS APPROVAL DOES NOT SERVE AS A SEWAGE DISPOSAL INSTALLATION PERMIT AND THE PROPERTY OWNER IS NOTIFIED THAT HE MUST STILL APPLY FOR AND OBTAIN A SEWAGE DISPOSAL PERMIT BEFORE DEVELOPING THE PROPERTY. AT THE TIME OF THE PERMIT APPLICATION, THE PROPERTY WILL BE EVALUATED PURSUANT TO COMAR 26.04.02 AND ALL OTHER APPLICABLE LAWS AND REGULATIONS. FURTHERMORE, THE TALBOT COUNTY HEALTH DEPARTMENT MAY REQUIRE MORE DETERMINATIVE INFORMATION ABOUT THE PROPERTY INCLUDING ADDITIONAL TESTING AND EVALUATION.

THIS REVISION PLAT HAS BEEN APPROVED BY THE TALBOT COUNTY HEALTH DEPARTMENT.

HEALTH OFFICER _____ DATE _____
IMPERVIOUS AREA IN CRITICAL AREA (AFTER SUBDIVISION):

LOT 2
TOTAL AREA: 9,896 AC.±
AREA IN CRITICAL AREA: 9,896 AC.±
AREA OF STATE OWNED WETLANDS: 0.543 AC.±
AREA USED TO CALCULATE IMPERVIOUS AREA: 9,353 AC.±
ALLOWABLE IMPERVIOUS AREA: 61,113 SF (15% OF 9,353 AC.±)
TOTAL EXISTING IMPERVIOUS AREA: 0 SF
ALLOWABLE IMPERVIOUS AREA REMAINING: 61,113 SF

PARCEL 112, RESERVED LANDS
TOTAL AREA: 37,545 AC.±
AREA IN CRITICAL AREA: 37,545 AC.±
ALLOWABLE IMPERVIOUS AREA: 254,319 SF (15% OF 37,545 AC.±)
EXISTING IMPERVIOUS AREA: 0 SF
GRAVEL DRIVE: 26,426 SF
TOTAL EXISTING IMPERVIOUS AREA: 26,426 SF
ALLOWABLE IMPERVIOUS AREA REMAINING: 227,893 SF
(FOR AGRICULTURAL STRUCTURES ONLY; NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL USES PERMITTED)

GENERAL NOTES

ANY LAND CLEARING, GRADING OR OTHER EARTH DISTURBANCE WITHIN THE UNINCORPORATED AREAS OF TALBOT COUNTY SHALL REQUIRE AN EROSION AND SEDIMENT CONTROL PLAN, APPROVED BY THE TALBOT COUNTY CONSERVATION DISTRICT IN ACCORDANCE WITH THE TALBOT COUNTY SOIL EROSION AND SEDIMENT CONTROL ORDINANCE AND THE STATE OF MARYLAND EROSION AND SEDIMENT CONTROL LAW, COMAR 4-103 & 26.09.01.05.

CUTTING AND CLEARING OF TREES WITHIN TALBOT COUNTY IS SUBJECT TO REVIEW BY TALBOT COUNTY PLANNING AND ZONING OFFICE. PLEASE CONTACT THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING AT (410)-770-8030 FOR FURTHER INFORMATION.

REASONABLE EFFORT WILL BE MADE TO LIMIT CONSTRUCTION IN FOREST HABITAT TO THE NON-BREEDING SEASON FOR FOREST INTERIOR DWELLING BIRDS (SEPTEMBER - APRIL). CONSTRUCTION WILL BE DESIGNED TO MINIMIZE FOREST CLEARING AND MAINTAIN A CLOSED CANOPY OVER DRIVEWAYS IF POSSIBLE.

DEVELOPMENT ACTIVITIES FOR NEW WATER-DEPENDENT FACILITIES SHALL BE DESIGNATED, STAGED, AND TIMED TO AVOID SIGNIFICANT DISTURBANCE TO HISTORIC WATERFOWL STAGING AND CONCENTRATION AREAS DURING THE WINTER SEASON.

THIS DEVELOPMENT MAY CONTAIN, THREATENED OR ENDANGERED SPECIES PROTECTED UNDER THE ENDANGERED SPECIES ACT AS AMENDED. THE U.S. DEPARTMENT OF THE INTERIOR, FISH & WILDLIFE SERVICE ADMINISTERS REGULATIONS DESIGNED TO PROTECT THESE THREATENED AND ENDANGERED SPECIES AND THEIR HABITATS. AS THE APPLICANT FOR THIS DEVELOPMENT ACTIVITY, I UNDERSTAND THAT THE FINAL AUTHORITY FOR ALL DETERMINATIONS CONCERNING THE EFFECT OF THE DEVELOPMENT ON THESE SPECIES AND THEIR HABITAT RESTS WITH THE U.S. DEPARTMENT OF THE INTERIOR, FISH & WILDLIFE SERVICE. I ALSO UNDERSTAND THAT COUNTY APPROVAL OF THIS PROJECT DOES NOT EXEMPT THIS PROJECT FROM OBTAINING ALL PERMITS, AND APPROVALS, WHICH MAY BE REQUIRED BY THE U.S. DEPARTMENT OF THE INTERIOR, FISH & WILDLIFE SERVICE.

REMOVAL OF NATURAL VEGETATION WITHIN THE 100 FOOT SHORELINE DEVELOPMENT BUFFER IS PROHIBITED. CUTTING AND/OR MOWING OF NATURAL VEGETATION WITHIN THE BUFFER IS SUBJECT TO REVIEW BY THE PLANNING AND ZONING OFFICE. PLEASE CONTACT THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING AT (410) 770-8030 FOR FURTHER INFORMATION.

THE TIDAL WETLANDS SHOWN HEREON WERE TAKEN FROM THE DNR MAP NOS. 72 & 87.

TALBOT COUNTY OFFICE OF PLANNING AND ZONING

THIS PLAT REPRESENTS A REVISION AND SUBDIVISION OF PARCEL 112 ON THE LANDS OF CLARISSA T. WHITE AND MARGARET O.G. BRINK, TRUSTEES OF THE FARM TRUST CREATED U/A CLARISSA T.G. YOST DATED MAY 18, 1993 AND MARGARET O.G. BRINK BY DEED DATED FEBRUARY 17, 1999 PREVIOUSLY RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY AT LIBER 7923, FOLIO 802 AND PLAT 3/29EE.

TALBOT COUNTY PLANNING COMMISSION
PLANNING OFFICER, AUTHORIZED AGENT
DATE _____

TALBOT COUNTY OF PUBLIC WORKS

A UTILITY AND DRAINAGE RIGHT-OF-WAY AND EASEMENT SHALL BE PROVIDED IN AND OVER STRIPS OF LAND FIFTEEN (15) FEET IN WIDTH ALONG THOSE BOUNDARY LINES CONTIGUOUS TO ANY ROAD, AND 15' IN WIDTH (7.5' EITHER SIDE) CENTERED ON ALL NEW LINES OF DIVISION AND 10' IN WIDTH ALONG EXISTING BOUNDARY LINES (ENTIRELY ON SUBJECT LANDS) NOT CONTIGUOUS TO ANY ROAD.

THIS LOT SHALL BE DEVELOPED IN ACCORDANCE WITH THE '2000 MARYLAND STORMWATER DESIGN MANUAL', AND THE TALBOT COUNTY STORMWATER MANAGEMENT CODE.

THE EXISTING PRIVATE ROAD, DESIGNATED AS 'FERRY BRIDGE ROAD', SHALL BE PRIVATELY OWNED AND AS SUCH THE COUNTY HAS NO RESPONSIBILITY FOR ITS MAINTENANCE AND SAFETY. THE PRIVATE ROAD EASEMENT SHALL BE OWNED BY THE OWNERS OF PARCEL 112 AND MAINTAINED EQUALLY BY THE OWNERS OF PARCEL 69, 70, 191, 112, 205 AND PROPOSED LOT 2.

BUILDING PERMITS FOR PROPERTY LOTS USING FERRY BRIDGE ROAD SHALL BE RESTRICTED UNTIL THE COUNTY IS IN RECEIPT OF A NOTARIZED CERTIFICATION FROM THE OWNER(S) AND ROAD CONSTRUCTION CONTRACTOR THAT THE ROAD WAS CONSTRUCTED ACCORDING TO THE REQUIREMENTS OF THE TALBOT COUNTY CODE. SHOULD THE ROAD BE UPGRADED TO COUNTY SPECIFICATIONS FOR PUBLIC ROADS, IN ACCORDANCE WITH THE PROVISIONS OF THE TALBOT COUNTY CODE, THE COUNTY WILL ASSUME OWNERSHIP OF THE ROAD AND RESPONSIBILITY FOR ITS MAINTENANCE, SAFETY AND INSPECTION.

TALBOT COUNTY ENGINEER _____ DATE _____

SITE STATISTICS:

TOTAL AREA OF PROPERTY= 47,441 AC.±
TOTAL AREA OF STATE OWNED WETLANDS= 0.543 AC.±
AREA IN CRITICAL AREA= 46,898 AC.±
AREA IN LOTS= 9,896 AC.±
AREA IN RESERVATION OF DEVELOPMENT RIGHTS= 17,910 AC.±
AREA IN FERRY BRIDGE ROAD= 2,488 AC.±

CRITICAL AREA DEVELOPMENT RIGHTS CALCULATIONS (RC ZONING):

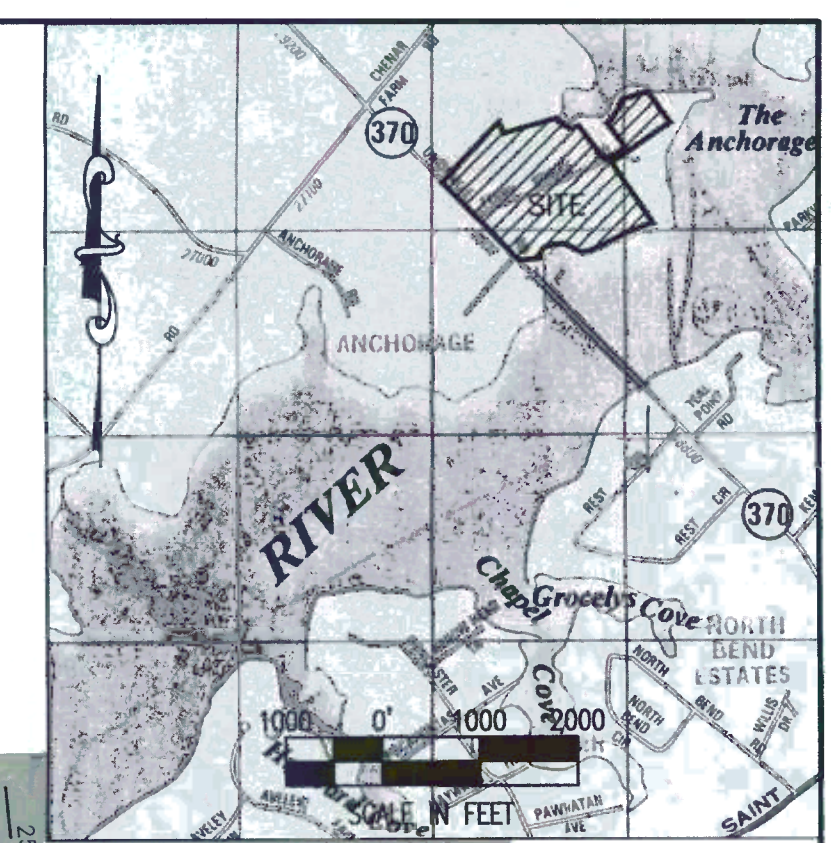
TOTAL AREA OF PROPERTY = 49,531 AC.±
TOTAL AREA IN CRITICAL AREA = 49,531 AC.±
AREA OF STATE OWNED WETLANDS = 0.546 AC.±
AREA IN EXISTING LOT 1 = 2.09 AC.±
RESERVATION OF DEVELOPMENT RIGHTS FOR EXISTING LOT 1 = 17.91 AC.±
AREA USED FOR DEVELOPMENT RIGHTS CALCULATION = 28,985 AC.±

DEVELOPMENT RIGHTS PERMITTED = 2 (1 DWELLING UNIT PER 20 AC.)
DEVELOPMENT RIGHTS PREVIOUSLY UTILIZED = 1 (EXISTING LOT 1)
DEVELOPMENT RIGHTS UTILIZED HEREON = 1 (LOT 2)
DEVELOPMENT RIGHTS REMAINING = 0

NOTE: DEVELOPMENT RIGHTS SHOWN HEREON ARE BASED UPON CURRENT REGULATIONS AND MAY BE SUBJECT TO CHANGE BASED ON ZONING ORDINANCE REGULATIONS IN EFFECT AT THE TIME OF DEVELOPMENT ACTIVITY.

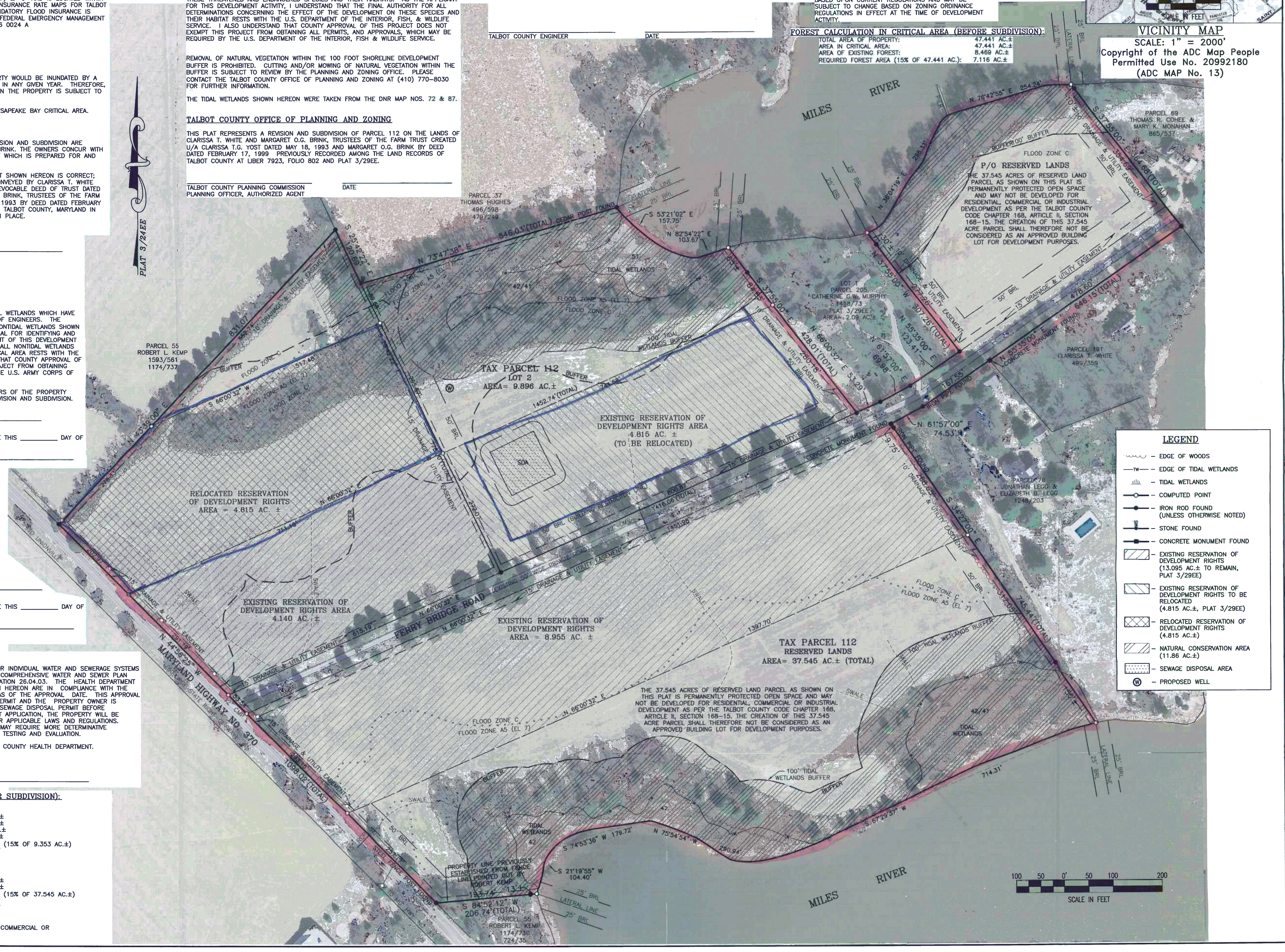
FOREST CALCULATION IN CRITICAL AREA (BEFORE SUBDIVISION):

TOTAL AREA OF PROPERTY: 47,441 AC.±
AREA IN CRITICAL AREA: 47,441 AC.±
AREA OF EXISTING FOREST: 8,469 AC.±
REQUIRED FOREST AREA (15% OF 47,441 AC.): 7,116 AC.±



VICINITY MAP
SCALE: 1" = 2000'
Copyright of the ADC Map People
Permitted Use No. 20992180
(ADC MAP No. 13)

REVISIONS			
No.	DATE	DESCRIPTION	BY



Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors

117 Bay St., Easton, MD 21601 (410) 822-8003
15 Washington St., Cambridge, MD 21613 (410) 221-0818
304 Pennsylvania Ave., Centerville, MD 21617 (410) 756-2095

NOT VALID FOR CONSTRUCTION
UNLESS SIGNED AND DATED HERE:

SEAL

CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

REVISION AND
SUBDIVISION SKETCH
PLAN

LOT 2
"FERRY BRIDGE"

IN THE FIRST ELECTION DISTRICT
TALBOT COUNTY, MARYLAND
TAX MAP 24 GRID 17 PARCEL 112

ISSUED FOR: _____ DATE: _____ BY: _____
SUBMITTAL TO P & Z _____ DATE: 6/28/08 TDL

RECEIVED JUN 30 2008 TDL 10-08

SHEET No. 1 OF 1
DATE: 6/28/08
JOB No. 080283
SCALE: 1"=100'
FILE No. 8505

Date: 06/29/2008 11:41 am User: klyer Project Manager: TDL Drawing Path: J:\2008\0629\080283\080283.dwg Plot Title: TBL-080283-10-08-080283

OWNER: CLARISSA T. WHITE
MARGARET O.G. BRINK
27441 FERRY BRIDGE RD
EASTON, MD 21601
410-822-5328
DEED REFERENCE: 923/802
PLAT REFERENCE: 3/29EE

SURVEYOR: THOMAS D. LANE
LANE ENGINEERING, LLC
117 BAY STREET
P.O. BOX 1767
EASTON, MARYLAND, 21601
(410)-822-8003

ZONING CLASSIFICATION: RC (RURAL CONSERVATION)
BUILDING RESTRICTION LINES:
MINIMUM LOT SIZE = 2 ACRES
FRONT - 50'
SIDE - 50'
REAR - 50'
MEAN HIGH WATER - 100'
TIDAL WETLANDS - 100'
SEWAGE DISPOSAL AREA - 20'

THE LAND SHOWN HEREON IS IN FLOOD ZONES "AS" (EL 7) & "C" AND IS LOCATED WITHIN THE COASTAL FLOOD PLAN AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR TALBOT COUNTY, MARYLAND COUNTY, MARYLAND. THEREFORE, MANDATORY FLOOD INSURANCE IS REQUIRED IN ACCORDANCE WITH THE PROVISIONS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WASHINGTON, D.C. SEE F.E.M.A. MAP NO. 240066 002A

FLOOD PLAIN LEGEND
A - 100 YR. FLOOD ZONE
B - 500 YR. FLOOD ZONE
C - AREA OF MINIMAL FLOODING

THE FLOOD ZONE FOR THE "AS" PORTION OF THE PROPERTY WOULD BE INUNDATED BY A FLOOD HAVING A ONE-PERCENT CHANCE OF OCCURRENCE IN ANY GIVEN YEAR. THEREFORE, ANY NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT ON THE PROPERTY IS SUBJECT TO FEDERAL, STATE, AND LOCAL REGULATIONS.

THE LAND SHOWN HEREON LIES ENTIRELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

SURVEYOR'S CERTIFICATE

THE PRESENT OWNERS OF THE LAND OF WHICH THIS REVISION AND SUBDIVISION ARE COMPRISED ARE CLARISSA T. WHITE AND MARGARET O.G. BRINK. THE OWNERS CONCUR WITH ALL NOTATIONS AND REPRESENTATIONS ON THIS PLAT WHICH IS PREPARED FOR AND WILL BE RECORDED AT THEIR REQUEST.

I, THOMAS D. LANE, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION AND SUBDIVISION OF THE LAND CONVEYED BY CLARISSA T. WHITE SUCCESSOR CO-TRUSTEES OF THE CLARISSA T.G. YOST REVOCABLE DEED OF TRUST DATED MAY 18, 1993 TO CLARISSA T. WHITE AND MARGARET O.G. BRINK, TRUSTEES OF THE FARM TRUST CREATED U/A CLARISSA T.G. YOST DATED MAY 18, 1993 BY DEED DATED FEBRUARY 17, 1999, AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 923, FOLIO 802; AND THAT ALL MONUMENTS ARE IN PLACE.

THOMAS D. LANE
PROPERTY LINE SURVEYOR NO. 340
117 BAY STREET
EASTON, MARYLAND 21601
(410) 822-8003

PROPERTY OWNER'S DECLARATION

THIS DEVELOPMENT MAY CONTAIN JURISDICTIONAL NONTIDAL WETLANDS WHICH HAVE NOT BEEN OFFICIALLY DELINEATED BY U.S. ARMY CORPS OF ENGINEERS. THE IDENTIFICATION AND/OR DELINEATION OF JURISDICTIONAL NONTIDAL WETLANDS SHOWN ON THIS APPLICATION IS BASED UPON THE FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS. AS THE APPLICANT OF THIS DEVELOPMENT PROJECT, I UNDERSTAND THAT THE FINAL AUTHORITY FOR ALL NONTIDAL WETLANDS DELINEATIONS ARE REGULATIONS FOR LANDS IN THE CRITICAL AREA RESTS WITH THE U.S. ARMY CORPS OF ENGINEERS. I ALSO UNDERSTAND THAT COUNTY APPROVAL OF THIS DEVELOPMENT PROJECT DOES NOT EXEMPT THIS PROJECT FROM OBTAINING PERMITS AND APPROVALS WHICH MAY BE REQUIRED BY THE U.S. ARMY CORPS OF ENGINEERS.

WE, CLARISSA T. WHITE AND MARGARET O.G. BRINK, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS REVISION AND SUBDIVISION.

CLARISSA T. WHITE DATE
THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY OF 2008.

NOTARY

MARGARET O.G. BRINK DATE
THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY OF 2008.

NOTARY

TALBOT COUNTY HEALTH DEPARTMENT

PARCEL 112 LOT 2, AS SHOWN HEREON, IS APPROVED FOR INDIVIDUAL WATER AND SEWERAGE SYSTEMS AND THEIR USE IS IN ACCORDANCE WITH TALBOT COUNTY COMPREHENSIVE WATER AND SEWER PLAN AND MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 26.04.03. THE HEALTH DEPARTMENT APPROVAL ON THE PLAT CERTIFIES THAT THE LOTS SHOWN HEREON ARE IN COMPLIANCE WITH THE PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE. THIS APPROVAL DOES NOT SERVE AS A SEWAGE DISPOSAL INSTALLATION PERMIT AND THE PROPERTY OWNER IS NOTIFIED THAT HE MUST STILL APPLY FOR AND OBTAIN A SEWAGE DISPOSAL PERMIT BEFORE DEVELOPING THE PROPERTY. AT THE TIME OF THE PERMIT APPLICATION, THE PROPERTY WILL BE EVALUATED PURSUANT TO COMAR 26.04.02 AND ALL OTHER APPLICABLE LAWS AND REGULATIONS. FURTHERMORE, THE TALBOT COUNTY HEALTH DEPARTMENT MAY REQUIRE MORE DETERMINATIVE INFORMATION ABOUT THE PROPERTY INCLUDING ADDITIONAL TESTING AND EVALUATION.

THIS REVISION PLAT HAS BEEN APPROVED BY THE TALBOT COUNTY HEALTH DEPARTMENT.

HEALTH OFFICER DATE
IMPERVIOUS AREA IN CRITICAL AREA (AFTER SUBDIVISION):

LOT 2
TOTAL AREA: 6.279 AC.±
AREA IN CRITICAL AREA: 6.279 AC.±
ALLOWABLE IMPERVIOUS AREA: 41,029 SF (15% OF 6.279 AC.±)
TOTAL EXISTING IMPERVIOUS AREA: 0 SF
ALLOWABLE IMPERVIOUS AREA REMAINING: 41,029 SF

PARCEL 112 RESERVED LANDS
TOTAL AREA: 41.162 AC.±
AREA IN CRITICAL AREA: 41.162 AC.±
AREA IN STATE OWNED WETLANDS: 0.543 AC.±
AREA USED TO CALCULATE IMPERVIOUS AREA: 40,619 AC.±
ALLOWABLE IMPERVIOUS AREA: 265,405 SF (15% OF 40,619 AC.±)
EXISTING IMPERVIOUS AREA: 0 SF
GRAVEL DRIVE: 26,426 SF
TOTAL EXISTING IMPERVIOUS AREA: 26,426 SF
ALLOWABLE IMPERVIOUS AREA REMAINING: 238,979 SF
(FOR AGRICULTURAL STRUCTURES ONLY; NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL USES PERMITTED)

GENERAL NOTES

ANY LAND CLEARING, GRADING OR OTHER EARTH DISTURBANCE WITHIN THE UNINCORPORATED AREAS OF TALBOT COUNTY SHALL REQUIRE AN EROSION AND SEDIMENT CONTROL PLAN, APPROVED BY THE TALBOT COUNTY SOIL CONSERVATION DISTRICT IN ACCORDANCE WITH THE TALBOT COUNTY SOIL EROSION AND SEDIMENT CONTROL ORDINANCE AND THE STATE OF MARYLAND EROSION AND SEDIMENT CONTROL LAW, COMAR 4-103 & 26.09.01.05.

CUTTING AND CLEARING OF TREES WITHIN TALBOT COUNTY IS SUBJECT TO REVIEW BY TALBOT COUNTY PLANNING AND ZONING OFFICE. PLEASE CONTACT THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING AT (410)-770-8030 FOR FURTHER INFORMATION.

REASONABLE EFFORT WILL BE MADE TO LIMIT CONSTRUCTION IN FOREST HABITAT TO THE NON-BREEDING SEASON FOR FOREST INTERIOR DWELLING BIRDS (SEPTEMBER - APRIL). CONSTRUCTION WILL BE DESIGNED TO MINIMIZE FOREST CLEARING AND MAINTAIN A CLOSED CANOPY OVER DRIVEWAYS IF POSSIBLE.

DEVELOPMENT ACTIVITIES FOR NEW WATER-DEPENDENT FACILITIES SHALL BE DESIGNATED, STAGED, AND TIMED TO AVOID SIGNIFICANT DISTURBANCE TO HISTORIC WATERFOWL STAGING AND CONCENTRATION AREAS DURING THE WINTER SEASON.

THIS DEVELOPMENT MAY CONTAIN, THREATENED OR ENDANGERED SPECIES PROTECTED UNDER THE ENDANGERED SPECIES ACT AS AMENDED. THE U.S. DEPARTMENT OF THE INTERIOR, FISH & WILDLIFE SERVICE ADMINISTERS REGULATIONS DESIGNED TO PROTECT THESE THREATENED AND ENDANGERED SPECIES AND THEIR HABITATS. AS THE APPLICANT FOR THIS DEVELOPMENT ACTIVITY, I UNDERSTAND THAT THE FINAL AUTHORITY FOR ALL DETERMINATIONS CONCERNING THE EFFECT OF THE DEVELOPMENT ON THESE SPECIES AND THEIR HABITAT RESTS WITH THE U.S. DEPARTMENT OF THE INTERIOR, FISH, & WILDLIFE SERVICE. I ALSO UNDERSTAND THAT COUNTY APPROVAL OF THIS PROJECT DOES NOT EXEMPT THIS PROJECT FROM OBTAINING ALL PERMITS, AND APPROVALS, WHICH MAY BE REQUIRED BY THE U.S. DEPARTMENT OF THE INTERIOR, FISH & WILDLIFE SERVICE.

REMOVAL OF NATURAL VEGETATION WITHIN THE 100 FOOT SHORELINE DEVELOPMENT BUFFER IS PROHIBITED. CUTTING AND/OR MOWING OF NATURAL VEGETATION WITHIN THE BUFFER IS SUBJECT TO REVIEW BY THE PLANNING AND ZONING OFFICE. PLEASE CONTACT THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING AT (410) 770-8030 FOR FURTHER INFORMATION.

THE TIDAL WETLANDS SHOWN HEREON WERE TAKEN FROM THE DNR MAP NOS. 72 & 87.

TALBOT COUNTY OFFICE OF PLANNING AND ZONING

THIS PLAT REPRESENTS A REVISION AND SUBDIVISION OF PARCEL 112 ON THE LANDS OF CLARISSA T. WHITE AND MARGARET O.G. BRINK, TRUSTEES OF THE FARM TRUST CREATED U/A CLARISSA T.G. YOST DATED MAY 18, 1993 AND MARGARET O.G. BRINK BY DEED DATED FEBRUARY 17, 1999 PREVIOUSLY RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY AT LIBER 7923, FOLIO 802 AND PLAT 3/29EE.

TALBOT COUNTY PLANNING COMMISSION
PLANNING OFFICER, AUTHORIZED AGENT

TALBOT COUNTY OF PUBLIC WORKS

A UTILITY AND DRAINAGE RIGHT-OF-WAY AND EASEMENT SHALL BE PROVIDED IN AND OVER STRIPS OF LAND FIFTEEN (15) FEET IN WIDTH ALONG THOSE BOUNDARY LINES CONTIGUOUS TO ANY ROAD, AND 15' IN WIDTH (7.5' EITHER SIDE) CENTERED ON ALL NEW LINES OF DIVISION AND 10' IN WIDTH ALONG EXISTING BOUNDARY LINES (ENTIRELY ON SUBJECT LANDS) NOT CONTIGUOUS TO ANY ROAD.

THIS LOT SHALL BE DEVELOPED IN ACCORDANCE WITH THE '2000 MARYLAND STORMWATER DESIGN MANUAL', AND THE TALBOT COUNTY STORMWATER MANAGEMENT CODE.

THE EXISTING PRIVATE ROAD, DESIGNATED AS "FERRY BRIDGE ROAD", SHALL BE PRIVATELY OWNED AND AS SUCH THE COUNTY HAS NO RESPONSIBILITY FOR ITS MAINTENANCE AND SAFETY. THE PRIVATE ROAD EASEMENT SHALL BE OWNED BY THE OWNERS OF PARCEL 112 AND MAINTAINED EQUALLY BY THE OWNERS OF PARCEL 69, 70, 191, 112, 205 AND PROPOSED LOT 2.

BUILDING PERMITS FOR PROPERTY LOTS USING FERRY BRIDGE ROAD SHALL BE RESTRICTED UNTIL THE COUNTY IS IN RECEIPT OF A NOTARIZED CERTIFICATION FROM THE OWNER(S) AND ROAD CONSTRUCTION CONTRACTOR THAT THE ROAD WAS CONSTRUCTED ACCORDING TO THE REQUIREMENTS OF THE TALBOT COUNTY CODE. SHOULD THE ROAD BE UPGRADED TO COUNTY SPECIFICATIONS FOR PUBLIC ROADS, IN ACCORDANCE WITH THE PROVISIONS OF THE TALBOT COUNTY CODE, THE COUNTY WILL ASSUME OWNERSHIP OF THE ROAD AND RESPONSIBILITY FOR ITS MAINTENANCE, SAFETY AND INSPECTION.

TALBOT COUNTY ENGINEER DATE

SITE STATISTICS:

TOTAL AREA OF PROPERTY = 47.441 AC.±
TOTAL AREA OF STATE OWNED WETLANDS = 0.543 AC.±
AREA IN CRITICAL AREA = 46.898 AC.±
AREA IN LOTS = 6.279 AC.±
AREA IN RESERVATION OF DEVELOPMENT RIGHTS = 17.910 AC.±
AREA IN FERRY BRIDGE ROAD = 2.498 AC.±

CRITICAL AREA DEVELOPMENT RIGHTS CALCULATIONS (RC ZONING):

TOTAL AREA OF PROPERTY = 49.531 AC.±
TOTAL AREA IN CRITICAL AREA = 49.531 AC.±
AREA OF STATE OWNED WETLANDS = 0.546 AC.±
AREA IN EXISTING LOT = 2.09 AC.±
RESERVATION OF DEVELOPMENT RIGHTS FOR EXISTING LOT 1 = 17.91 AC.±
AREA USED FOR DEVELOPMENT RIGHTS CALCULATION = 28.985 AC.±

DEVELOPMENT RIGHTS PERMITTED = 2 (1 DWELLING UNIT PER 20 AC.)
DEVELOPMENT RIGHTS PREVIOUSLY UTILIZED = 1 (EXISTING LOT 1)
DEVELOPMENT RIGHTS UTILIZED HEREON = 1 (LOT 2)
DEVELOPMENT RIGHTS REMAINING = 0

NOTE: DEVELOPMENT RIGHTS SHOWN HEREON ARE BASED UPON CURRENT REGULATIONS AND MAY BE SUBJECT TO CHANGE BASED ON ZONING ORDINANCE REGULATIONS IN EFFECT AT THE TIME OF DEVELOPMENT ACTIVITY.

FOREST CALCULATION IN CRITICAL AREA (BEFORE SUBDIVISION):

TOTAL AREA OF PROPERTY: 47.441 AC.±
AREA IN CRITICAL AREA: 47.441 AC.±
AREA OF EXISTING FOREST: 8.468 AC.±
REQUIRED FOREST AREA (15% OF 47.441 AC.): 7.116 AC.±



VICINITY MAP
SCALE: 1" = 2000'
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(ADC MAP No. 13)

REVISIONS			
No.	DATE	DESCRIPTION	BY

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors

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15 Washington St., Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave., Centerville, MD 21617 (410) 756-2005

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED HERE:

RECEIVED
SEP 2 2008
CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

DATE

REVISION AND SUBDIVISION SKETCH PLAN
LOT 2 "FERRY BRIDGE"
IN THE FIRST ELECTION DISTRICT
TALBOT COUNTY, MARYLAND
TAX MAP 24 GRID 17 PARCEL 112

ISSUED FOR: SUBMITTAL TO P & Z

DATE: 6/28/08

JUL 28 2008

TAU12-10.08

DATE: 6/28/08

SHEET No. 1 OF 1

SCALE: 1" = 100'

Date: 07/24/2008 User: hlyer Project Manager: TDL
Drawing Path: \\LANE\0200\080283\080283\Cad\Info\Map\SP-PLTS-080283.dwg
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